

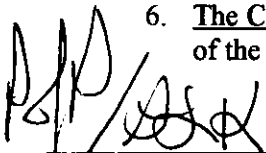
**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**CRIPPLE CREEK MAINLAND HOMEOWNERS ASSOCIATION**

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THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR     §

The undersigned, being the Managing Agent of Cripple Creek Mainland Homeowners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of the Subdivision: The name of the subdivision is Cripple Creek Mainland.
2. Name of the Association: The name of the Association is Cripple Creek Mainland Homeowners Association.
3. Recording Data for the Subdivision:
  - a. Cripple Creek Mainland, a subdivision in Bexar County, Texas according to the maps or plats thereof recorded in Volume 9567, page 94-95 of the Official Public Records of Real Property of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Cripple Creek Mainland Subdivision and Providing for Cripple Creek Mainland Homeowners Association.
    - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Cripple Creek Mainland Subdivision.
    - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cripple Creek Mainland Subdivision.
  - b. Recording Information:
    - (1) Bexar County Clerk's File No. 20050260246.
    - (2) Bexar County Clerk's File No. 20130018841.
    - (3) Bexar County Clerk's File No. 20130024516.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cripple Creek Mainland Homeowners Association c/o Tandem Association Management, P.O. Box 6108, San Antonio, TX 78209.
6. The Contact Information for the Association's Designated Representative: The Contact information of the designated representative of the Association is:



Tandem Association Management  
P.O. Box 6108  
San Antonio, TX 78209  
210.343.5006  
cripplecreek@TandemSA.com

7. The Association's Dedicatory Instruments are available to Members online at: Comwebportal.com
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$350.00
Transfer Fee	\$275.00
Refinance Fee	\$250.00

All Resale document orders must be submitted in writing to cripplecreek@TandemSA.com.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**CRIPPLE CREEK HOMEOWNERS ASSOCIATION**

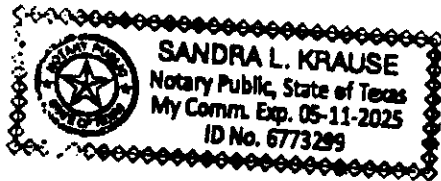
By: Tandem Association Management,  
Managing Agent

By: Pamela Prior  
Printed: PAMELA PRIOR  
Its: OWNER

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of the Management Certificate is to provide information sufficient for a title company or other to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

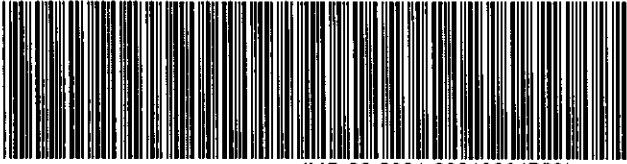
STATE OF TEXAS     §  
                                     §  
COUNTY OF BEXAR   §

Before ME, the undersigned notary public, on this 8 day of Oct, 2021 personally appeared Pam Priour, Owner of Tandem Association Management, Managing Agent for Cripple Creek Mainland Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Sandra L. Krause  
Notary Public in and for the State of Texas

*[Handwritten signature]*



\*VG-28-2021-20210284752\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210284752  
**Recorded Date:** October 12, 2021  
**Recorded Time:** 12:22 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
10/12/2021 12:22 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk